

## **Mt. Kemble Lake Association Meeting**

May 7, 2012

**Board Members Present:** Rick Barrett, Ruth Chaney, Barbara Coulter, Tim Lukacs, Austin Godfrey, Joyce Murray, Bruce Scolnick, Tawnya Kabnick, Diane Bonar, Barbara Coe

Meeting was called to order by President, Austin Godfrey ([aegodfrey@verizon.net](mailto:aegodfrey@verizon.net)), at 7:35PM.

**HOUSEKEEPING** -[joyce@jimurray.us](mailto:joyce@jimurray.us).. John Murray created a form with information on all the volunteers who are willing to work as bartenders to comply with the Division of Alcoholic Beverage Control. The liquor license will be displayed behind the bar as required by law. There will be a Memorial Day celebration on May 26th with music and the entire family is welcome.

On May 12<sup>th</sup> the Tesi family has been approved to rent the clubhouse for a bridal shower. Jim Spero has been approved to rent the club house on June 16<sup>th</sup> for a family party on the condition that approval comes in from their sponsoring shareholder and their insurance is paid. Brian McCabe has been approved rent the club house on May 28<sup>th</sup> for a graduation party on the condition that the monies are cleared and insurance issued prior to the party and understands that the Association is having a large party on the 26<sup>th</sup> and it will be clean but not spotless due to the timing.

**CLUBHOUSE** [MAINTENANCE-Bincomm@verizon.net](mailto:MAINTENANCE-Bincomm@verizon.net) no report

**WATER SYSTEM**-[ribarrett@aol.com](mailto:ribarrett@aol.com) –

The VSA diner is was a great success. Max came for a training session and there are a few new volunteers. Thanks to the committee especially, Barbara Coulter for cooking and non-committee members who also helped: Marsha Heiden helped cook, Lynn Edgar took care of the Linens, and Dale Scolnick helped in the kitchen and did the flowers.

**GROUNDS:** [diane\\_bonar@acordia.com](mailto:diane_bonar@acordia.com) – Action Tree came before the rain and worked till 6 taking the tree out of the water and the next

day another tree fell. Things are a bit overgrown but the work continues.

**BEACHES AND DOCKS-** [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com)

The Lake is filling nicely. Much of the debris that dried out and is floating will be taken care of once the water begins to flow over the spillway.

When the valves were being turned off one valve broke. Princeton Hydro will come to assess the repair for \$2,800 and fix it if possible. The Valves are located 30 ft. below ground in a water filled shaft and were in need of attention.

**ROADS-** - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com) Thanks to everyone who helped with the road clean up. Tim will be calling Backshall to finish work on the road going to dog park. He chipped the branches left after the road cleanup, but there is a new pile.

Joyce asked if they could come later in the week to mow so the lawns would be freshly cut for the weekend. : A 6 inch limb fell from the Qualbens' property across Lake Shore East destroying the Scolnick's mail box. John, and Joyce Murray helped Bruce Scolnick clear the tree from the road.

**TREASURER-** Barbara C. Coulter [[mkltreasurer@gmail.com](mailto:mkltreasurer@gmail.com)]

Barbara presented the bank balances, a few large checks issued, budget vs actual and aging summary reports.

The Bank balances are about \$200,000 with few large checks due this month

Budget against actual expenses seem to be on track.

The attorney has sent letters to a few members with outstanding balances. Brian McCabe called the bank about the McCafferty property and the bank offered to begin taking care of the property.

Good news for all of the neighbors!

Barbara has asked for volunteers to do the audit and hopefully we will have a response soon.

**COMMUNITY –** [WaffCoe@aol.com](mailto:WaffCoe@aol.com) Barbara and Joyce are setting up a welcome for our new members: Joan and Bill Haynsworth,

Nancy and Mike Witwer, 40 LTW, John and ?? McFadden, Doreen Frasca and Thomas Mead, 22 LTW, Jens and Maya Luehring, 79 Primrose, Alfred M and Mary P. Luberto, 10 LTW, Trevor W. Hamilton and Wendy S. Hamilton, 21 Primrose.

**NEW BUSINESS -**

Austin has created a lease between the companies to be approved and signed at the June Meeting. The rents of \$60,000 was dropped to \$50,000 because the association will pay the real estate taxes. We can change the amount of the rent if needed and either party can cancel the lease if necessary.

John Murray sent a letter to the board with suggestions for handling community safety issues. The board decided to purchase “community watch” signs for the end of the three streets and to post some guidelines in the next newsletter.

Meeting adjourned at 8:38pm

Respectfully submitted,

Tawnya Kabnick  
tawnya@tawnyakabnick.net

**Board meetings are scheduled for the following dates:**

Sept 4  
Oct 1  
Nov 5  
Dec 3

Meeting time 7:30